

AN ORDINANCE AMENDING FRISCO'S COMPREHENSIVE ZONING ORDINANCE NO. 00-11-01, REZONING A TRACT OF LAND CONSISTING OF 131.312 ACRES, MORE OR LESS, SITUATED IN THE J. ZUMWALT SURVEY, ABSTRACT NO. 1453, IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS HERETOFORE ZONED AGRICULTURAL DISTRICT (A) IS HEREBY ZONED AND PLACED IN THE ZONING CLASSIFICATION OF SINGLE FAMILY-3 (SF-3), SINGLE FAMILY-4 (SF-4) AND SINGLE FAMILY-5 (SF-5); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Frisco, Texas (the "City Council") has investigated and determined that Comprehensive Zoning Ordinance No. 00-11-01 should be amended; and

WHEREAS, the City of Frisco, Texas ("Frisco") has received a request from Land Advisors, Inc. ("Applicant"), to rezone 131.312 acres of land, more or less, situated in J. Zumwalt Survey, Abstract No. 1453, in the City of Frisco, Denton County, Texas; and

WHEREAS, the City Council of Frisco has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the City Council has further investigated into and determined that it will be advantageous and beneficial to Frisco and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Comprehensive Zoning Ordinance No. 00-11-01. Comprehensive Zoning Ordinance No. 00-11-01 is amended as follows: The zoning designation of the below-described property containing 131.312 acres of land, more or less, situated in J. Zumwalt Survey, Abstract No. 1453, in the City of Frisco, Denton County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or adjacent thereto are hereby rezoned as:

Tract 1	Single Family-3 (SF-3)	40.0 Acres
Tract 2	Single Family-4 (SF-4)	54.0 Acres
Tract 3	Single Family-5 (SF-5)	37.3 Acres

The Property and the areas rezoned are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Frisco's Comprehensive Zoning Ordinance No. 00-11-01, as they exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed shall not preclude Frisco from filing suit to enjoin the violation. Frisco retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Frisco hereby declares that is would have passed this Ordinance, and each section, subsection, clause or phrase thereof regardless of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7: Conflicting Ordinances. All ordinances in conflict herewith are repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date. This ordinance shall become effective from and after its adoption and publication as required by law and the Charter of the City of Frisco.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FRISCO, TEXAS on this _____ day of _____ 2000.

KATHLEEN A. SEEI, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:

APPROVED AS TO FORM:

NAN PARKER
City Secretary

ABERNATHY, ROEDER, BOYD & JOPLIN, P.C.
RICHARD M. ABERNATHY
City Attorneys

DATE OF PUBLICATION: _____, *Frisco Enterprise*